

April 30, 2021

Mr. Johnnie Miller  
Chief Executive Officer  
Utah Counties Indemnity Pool  
5397 South Vine Street  
Murray, UT 84107



Dear Mr. Miller:

Our firm has performed onsite inspections and valuation services for **Beaver County**. We are pleased to submit our restricted appraisal report for certain property of interest to the Utah Counties Indemnity Pool (hereafter "UCIP"), a municipal risk pool operating in the state of Utah.

## **I. Purpose/Intended Use:**

The sole purpose of our appraisal was to express our opinion of the replacement cost for insurance purposes. This report and the opinions of value expressed herein should be utilized for no other purpose. The intended use of the appraisal is to provide value conclusions that will assist in maintaining proper and supportable insurance to value, insurance placement, proof of loss documentation, and collection of important underwriting data as it relates to their property insurance reporting requirements. Neither this report nor its contents are to be referenced in any public documentation or redistributed to any third party without the express written consent of HCA Asset Management. The information contained in the reports are specific to your needs as the intended user and HCA is not responsible for any unauthorized use.

The submitted reports have been understood as "restricted appraisal reports" and are prepared under USPAP Standards Rule 8-2b-i through xii and Advisory Opinion 11 (updated as of the 2020-2021 edition). The criterion for this type of report has been achieved in the certificate letter of the report. Individualized detailed valuation backup will be provided upon request of the client or in the event of any future judicial proceedings. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information contained in the appraiser's work file.

**Reproduction Cost** is the cost to repair, rebuild or replace with materials of like kind and quality compatible to those originally used, including the cost of skilled labor and/or authentic materials necessary to restore the property as nearly as possible to its original condition.

**Replacement Cost (RC)** is the cost to construct or replace, at one time, an entire building of equal quality and utility. Modern materials and current methods, designs, and layouts are used for replacement. Replacement Cost does not take into consideration improvements necessary to conform to changes in building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit and fees are those in effect as of the date of our appraisal.

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**Actual Cash Value (ACV)** is equal to replacement value minus physical depreciation. This type of value will be determined using a combination of estimated (calculated) depreciation based on estimated or actual age analyses in conjunction with physical inspection and condition assessments. These items combined will determine the total amount of depreciation to be applied on an asset by asset basis. While considered, no further application has been utilized to account for the other forms of obsolescence (functional/economical).

It is important to review these definitions as stated in the current insurance policy language for accuracy and consistency. In the event of a partial loss, the amount of loss may be based on repair and renovation costs that are proportionately higher than the provided values for entire property, as defined herein.

Exclusion is a provision in an insurance contract describing property or types of property not covered by the contract. Typical exclusions segregated from our valuation conclusions are as follows: 1) Site Preparation; 2) Footings and Foundations (below the lowest occupied level); and, 3) Underground Portions of Plumbing.

## **II. Scope and Methodology:**

HCA has conducted a field inventory of certain property owned and designated by the insured. For each building, HCA has provided a detail Building Report. A complete listing of properties appraised by our staff is included with the Summary & Detail Report formats accompanying this letter.

Our valuation report includes:

- Buildings / Structures
- Moveable Machinery & Equipment / Contents
- Fixed Equipment– these items have been valued and included with Building values.
- EDP – these items are included in the overall contents value where applicable and where the entity did not list a separate value in their property schedule
- Insurable Property in the Open

Excluded from the scope of our service were the following:

- Land/Landscaping
- Licensed Vehicles
- Mobile Property (unlicensed rolling stock)
- Infrastructure assets
- Intangible assets
- Property in the open not typically covered by insurance
- Consumable supplies and spare parts; inventory items not included in project scope
- Leased property and personal property of others (except that property identified by the client as to be included for responsibility of insurance purposes)
- Architectural drawings and records

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### **Buildings/Structures:**

Each building subject to our appraisal (refer to proposal) has been physically inspected. Square footage for each building was generated based on a review of blueprints, by physically measuring each building or by using existing documentation (i.e. CAD information; as-built plans, facilities information) and then verifying the data provided. Major construction components and building elements were identified and valued as part of the overall structure. Building plans/notes and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

### **Furniture, Machinery and Moveable Equipment:**

This category is often referred to as “Personal Property” or “Contents” in the insurance industry. HCA did not perform a detailed physical inventory of machinery and equipment assets. For insurance purposes, contents were either tallied and grouped by building to develop reasonable estimates of Replacement Cost, or the costs have been “modeled” based on similar properties previously appraised by our staff (estimated based on a standard cost per square foot). For larger, newly constructed locations, contents may also have been estimated based on a combination of original cost documentation provided by the insured. Based on the accepted scope of our engagement, these results should not be used for more detailed proof-of-loss documentation.

### **Insurable Property In The Open:**

At the locations appraised, our staff recorded and valued all insurable property in the open. These assets are generally described as improvements to the real estate which are not otherwise physically attached to the Buildings appraised, and which are agreed upon as insurable. Items such as lighting and fencing were valued, and the resulting values have been reported separately.

## **III. Three Approaches to Value:**

The appraisal industry supports three recognized approaches to value (Cost, Sales Comparison and Income Approaches). As stated under USPAP Standards Rule 7.4, the appraiser has considered each approach to value and has decided which were applicable to the current project scope and intended use. The three approaches, as defined by the American Society of Appraisers are:

**Cost Approach** – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal. **For Insurance Appraisal purposes, this is the most appropriate approach to valuing assets, and the one utilized by our staff for this engagement.**

**Sales Comparison Approach** – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

**Income Approach** – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

The most reliable data available for the type of assets included in the scope of our appraisal includes historical cost and replacement cost information. Sources for this information include, but are not limited to client historical costs, purchase orders, recent contracts, files, databases, past inventories, manufacturers' suggested retail price lists, manufacturers price quotes, bluebooks, industry price guides and retail equipment catalogs. It has been established that the Cost Approach is the most relative and appropriate for insurance purposes. For this reason, we decided to employ the Cost Approach.

#### **IV. Additional Risk Modeling Data**

As part of our inspection and report, our staff has prepared our estimates for the following: a) Flood Zone and b) Elevation. To provide this information we have utilized subscription-based resources for specific location data based on GPS coordinate readings obtained by our staff while in the field. We have not performed a detailed engineering mapping service and cannot certify the data provided; however, we feel confident that the data provided by the mapping service is a reasonable determination of these risks which may allow the intended user to identify specific property characteristics/locations that may warrant further research. In addition, in some cases the buildings visited by our staff are located in areas that are not mapped by the governing authorities. In the case where flood zone information is not mapped and unavailable, the Flood Zone will be designated as "N" in our reports and supporting data.

## V. Summary

The appraisal report includes the following documents:

- This letter and attached Certification, summarizing our procedures and methodology;
- Tables indicating the coding and physical addresses for the locations inspected and valued;
- The attached appraisal reports (summary and detail) outlining our findings;
- A statement outlining our appraisal assumptions and conditions that limit use of the appraisal.

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance representatives so that these figures may be compared to those in your current coverage. It is recommended that a new inspection be conducted every five years to meet current insurance appraisal practices.

For insurance purposes it is our opinion that the effective date as of March 10, 2021, the estimates of value are as follows:

	<b>Replacement Cost</b>
Buildings:	\$42,991,300
Contents:	\$4,294,000
Property in the Open:	\$925,400
Total for Locations Appraised:	<b><u>\$48,210,700</u></b>

	<b>Actual Cash Value (net of exclusions)</b>
Total for Buildings Appraised:	<b><u>\$34,690,800</u></b>

## VI. Appraisal Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct. I have not knowingly misrepresented any facts or information that would have an impact on my calculations or conclusions of value.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the properties that are the subject of this report (where applicable under the scope of services).
- Analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (updated annually).
- No one provided significant property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Respectfully Submitted,  
HCA Asset Management, LLC



Sam Lynch  
Responsible Appraiser

## **VII. Assumptions & Limiting Conditions**

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture utilized by our staff is assumed to be correct.
5. We have assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets shown on any data files, maps, blueprints or inventory lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches, or legal determination of ownership has been conducted.



12. Any blueprints, maps or plans provided to HCA are assumed to be “as-built”.
13. Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
14. If physical inspection of the property was made, the inspection was conducted by appraisers familiar with general real property and building construction. HCA is not responsible for the structural integrity of the property or its conformity to building construction code requirements or safety concerns.
15. No person other than those identified (and the Insured) had any significant professional input on the valuation process. Unless previously stated, no subcontractors or outsourcing were utilized in the derivation of the values provided in the report.
16. HCA reserves the right to make adjustments to our opinions of value as deemed necessary.
17. Property areas, dimensions, and descriptions used in this analysis have been provided for identification purposes only and are not to be used for any other purpose including legal documentation.
18. Possession of this report or any copies does not carry any right of redistribution or publication. No portion of this report may be shared with any third parties through prospectus, advertising, public publication, news, or any other means of communication (including email/internet) without the prior written consent of HCA Asset Management, LLC.

We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. HCA will maintain and house copies of our work file, all relative correspondence, and the final reports and database(s) for a period not less than five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last. This policy is outlined in accordance with the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP).

#### **NATURAL DISASTER DISCLAIMER**

Recovery and reconstruction from widespread natural disasters such as wildfire, hurricane, earthquake, tornado or flood often create abnormal shortages of labor and materials typically resulting in significant price increases compared to conditions prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for the stated purpose of this report (insurance coverage). Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Location Table**

Entity	Site	Address	Building	Pg. Ref.
BEAV	Beaver County			
	<b>100</b>	Courthouse Complex		
		105 E CENTER ST, BEAVER, UT 84713		
		ADD01	CARRIAGE SHED	1
		B001	Administration Building	2
		B002	Old Courthouse/Museum	3
		B003	Search and Rescue	5
		B004	Search and Rescue Storage Building	6
		B005	Administration Storage Building	7
		B006	Philo T Farnsworth Home	8
		PITO	PROPERTY IN THE OPEN	9
	<b>200</b>	County Road (Beaver/Milford)		
		1616 N HWY 357, BEAVER, UT 84713		
		B001	Road Shop Maintenance Building #1	10
		B002	Road Shop Maintenance Building #2	11
		B003	Quonset Hut	12
		B004	Storage Shed	13
		PITO1	MAINTENANCE BUILDING #1 PITO	14
		PITO2	MAINTENANCE BUILDING #2 PITO	15
	<b>300</b>	Correctional Facility		
		2270 S 525 W, BEAVER, UT 84713		
		B001	Correctional Facility	16
		B002	Correctional Facility Warehouse	17
		B003	Correctional Facility Shed	18
		PITO	PROPERTY IN THE OPEN	19
	<b>400</b>	Fairgrounds		
		1400 E HWY 21, MINERSVILLE, UT 84752		
		ADD01	SHED 1	20
		ADD02	SHED 2	21
		B001	Fairgrounds Building	22
		B002	Announcers Booth 1	23
		B003	Announcers Booth 2	24
		B004	Grandstand Cover	25

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Location Table**

Entity	Site	Address	Building	Pg. Ref.
BEAV	Beaver County			
	<b>400</b> Fairgrounds			
		1400 E HWY 21, MINERSVILLE, UT 84752		
		B005 Pavilion Fairgrounds		26
		B006 Livestock Shelter		27
		B007 Restrooms Fairgrounds		28
		PITO PROPERTY IN THE OPEN		29
	<b>600</b> Minersville Lake			
		1650 W 2600 S, ADAMSVILLE, UT 84731		
		ADD01 NEW PUMP HOUSE		30
		B001 Storage		31
		B003 Guard Shack		32
		B004 Restrooms Minersville Lake		33
		B005 Power/Pump House		34
		B006 Old Restrooms		35
		B007 Pavilion Minersville Lake		36
		PITO PROPERTY IN THE OPEN		37
	<b>900A</b> Animal Shelter			
		980 W 2250 S, BEAVER, UT 84713		
		B001 Animal Shelter		38
		PITO PROPERTY IN THE OPEN		39
	<b>ADD01</b> Beaver Multipurpose Center			
		85 N 400 E, BEAVER, UT 84713		
		ADD01 Multi Purpose Center		40
		PITO PROPERTY IN THE OPEN		41
	<b>ADD02</b> Gun Range			
		1 BLAKE SMITH FARM RD, BEAVER, UT 84713		
		ADD01 Long Gun Building		42
		ADD02 Control Building		43
		PITO PROPERTY IN THE OPEN		44

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Location Table**

Entity	Site	Address	Building	Pg. Ref.
BEAV	Beaver County			
	<b>ADD03</b>	Road Shed Milford		
		597 N HIGHWAY 257, MILFORD, UT 84751		
			ADD01 VEHICLE SHED	45
			B001 Road Shed Milford (Main St)	46
			PITO PROPERTY IN THE OPEN	47
	<b>ADD04</b>	Minersville Reservoir Cabins		
		1650 W 2600 S, MILFORD, UT 84751		
			ADD01 CABIN #1	48
			ADD02 CABIN #2	49
			ADD03 CABIN #3	50
			ADD04 CABIN #4	51

# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

			Actual Cash Value (ACV)			
			Year Built	ISO Class	No. Of Stories	Square Footage  Building (Less Exclusions)
<b>SITE: 100</b>	<b>Courthouse Complex</b>					
	<b>BLDG: ADD01</b>	<b>CARRIAGE SHED</b> 105 E CENTER ST BEAVER, UT 84713	2018	1	1	162 \$5,400
	<b>BLDG: B001</b>	<b>Administration Building</b> 105 E CENTER ST BEAVER, UT 84713	1975	4	2	13,053 \$1,084,500
	<b>BLDG: B002</b>	<b>Old Courthouse/Museum</b> 90 E CENTER ST BEAVER, UT 84713	1870	2	3	9,698 \$888,300
	<b>BLDG: B003</b>	<b>Search and Rescue</b> 40 S 50 E BEAVER, UT 84713	1972	2	1	5,428 \$339,300
	<b>BLDG: B004</b>	<b>Search and Rescue Storage Building</b> 40 S 50 E BEAVER, UT 84713	1985	3	1	2,100 \$64,000
	<b>BLDG: B005</b>	<b>Administration Storage Building</b> 105 E CENTER ST BEAVER, UT 84713	2012	3	1	420 \$7,500
	<b>BLDG: B006</b>	<b>Philo T Farnsworth Home</b> 90 E CENTER ST BEAVER, UT 84713	1907	1	1	400 \$11,700
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 105 E CENTER ST BEAVER, UT 84713	2010	0	1	0 \$0
<b>Site Totals:</b>						<b>\$2,400,700</b>
<b>SITE: 200</b>	<b>County Road (Beaver/Milford)</b>					
	<b>BLDG: B001</b>	<b>Road Shop Maintenance Building #1</b> 1616 N HWY 357 BEAVER, UT 84713	1970	3	1	3,560 \$183,200
	<b>BLDG: B002</b>	<b>Road Shop Maintenance Building #2</b>	1970	3	1	3,200 \$156,800

# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

			Actual Cash Value (ACV)			
			Year Built	ISO Class	No. Of Stories	Square Footage  Building (Less Exclusions)
<b>SITE: 200</b>	<b>County Road (Beaver/Milford)</b>					
		899 S HWY 21 MILFORD, UT 84751				
	<b>BLDG: B003</b>	<b>Quonset Hut</b> 1616 N HWY 357 BEAVER, UT 84713	2000	3	1	2,480 \$35,300
	<b>BLDG: B004</b>	<b>Storage Shed</b> 1616 N HWY 357 BEAVER, UT 84713	1960	1	1	600 \$6,000
	<b>BLDG: PITO1</b>	<b>MAINTENANCE BUILDING #1 PITO</b> 1616 N HWY 357 BEAVER, UT 84713	1970	0	1	0 \$0
	<b>BLDG: PITO2</b>	<b>MAINTENANCE BUILDING #2 PITO</b> 899 S HWY 21 BEAVER, UT 84713	1970	0	1	0 \$0
<b>Site Totals:</b>						<b>\$381,300</b>
<b>SITE: 300</b>	<b>Correctional Facility</b>					
	<b>BLDG: B001</b>	<b>Correctional Facility</b> 2270 S 525 W BEAVER, UT 84713	1998	4	1 & 2	88,794 \$28,486,300
	<b>BLDG: B002</b>	<b>Correctional Facility Warehouse</b> 2270 S 525 W BEAVER, UT 84713	2007	1	1	6,080 \$490,700
	<b>BLDG: B003</b>	<b>Correctional Facility Shed</b> 2270 S 525 W BEAVER, UT 84713	2007	2	1	146 \$7,600
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 2270 S 525 W BEAVER, UT 84713	1998	0	1	0 \$0
<b>Site Totals:</b>						<b>\$28,984,600</b>

# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

			Actual Cash Value (ACV)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)
<b>SITE:</b>	<b>400</b>	<b>Fairgrounds</b>					
	<b>BLDG: ADD01</b>	<b>SHED 1</b> 1400 E HWY 21 MINERSVILLE, UT 84752	2021	1	1	64	\$3,400
	<b>BLDG: ADD02</b>	<b>SHED 2</b> 1400 E HWY 21 MINERSVILLE, UT 84752	2021	1	1	64	\$3,400
	<b>BLDG: B001</b>	<b>Fairgrounds Building</b> 1400 E HWY 21 MINERSVILLE, UT 84752	1978	3	1	9,000	\$441,900
	<b>BLDG: B002</b>	<b>Announcers Booth 1</b> 1400 E HWY 21 MINERSVILLE, UT 84752	1978	1	1	96	\$2,000
	<b>BLDG: B003</b>	<b>Announcers Booth 2</b> 1400 E HWY 21 MINERSVILLE, UT 84752	2009	1	2	288	\$15,300
	<b>BLDG: B004</b>	<b>Grandstand Cover</b> 1400 E HWY 21 MINERSVILLE, UT 84752	1978	3	1	4,148	\$202,100
	<b>BLDG: B005</b>	<b>Pavilion Fairgrounds</b> 1400 E HWY 21 MINERSVILLE, UT 84752	1978	3	1	2,160	\$46,800
	<b>BLDG: B006</b>	<b>Livestock Shelter</b> 1400 E HWY 21 MINERSVILLE, UT 84752	1978	3	1	2,688	\$44,400
	<b>BLDG: B007</b>	<b>Restrooms Fairgrounds</b> 1400 E HWY 21 MINERSVILLE, UT 84752	2010	1	1	858	\$137,200
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 1400 E HWY 21 MINERSVILLE, UT 84752	2006	0	1	0	\$0
<b>Site Totals:</b>						<b>\$896,500</b>	

# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

			Actual Cash Value (ACV)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)
<b>SITE: 600</b>	<b>Minersville Lake</b>						
	<b>BLDG: ADD01</b>	<b>NEW PUMP HOUSE</b> 1650 W 2600 S ADAMSVILLE, UT 84731	2020	1	1	96	\$4,800
	<b>BLDG: B001</b>	<b>Storage</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	3	1	1,800	\$108,800
	<b>BLDG: B003</b>	<b>Guard Shack</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	1	1	312	\$15,200
	<b>BLDG: B004</b>	<b>Restrooms Minersville Lake</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	2	1	762	\$65,100
	<b>BLDG: B005</b>	<b>Power/Pump House</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	2	1	70	\$13,100
	<b>BLDG: B006</b>	<b>Old Restrooms</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	4	1	224	\$23,900
	<b>BLDG: B007</b>	<b>Pavilion Minersville Lake</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	1	1	560	\$22,500
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 1650 W 2600 S ADAMSVILLE, UT 84731	1980	0	1	0	\$0
<b>Site Totals:</b>							<b>\$253,400</b>
<b>SITE: 900A</b>	<b>Animal Shelter</b>						
	<b>BLDG: B001</b>	<b>Animal Shelter</b> 980 W 2250 S BEAVER, UT 84713	2011	2	1	2,040	\$127,200
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b>	2011	0	1	0	\$0



# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

					Actual Cash Value (ACV)	
			Year Built	ISO Class	No. Of Stories	Square Footage Building (Less Exclusions)
<b>SITE:</b>	<b>900A</b>	<b>Animal Shelter</b>				
		980 W 2250 S BEAVER, UT 84713				
<b>Site Totals:</b>						<b>\$127,200</b>
<b>SITE:</b>	<b>ADD01</b>	<b>Beaver Multipurpose Center</b>				
	<b>BLDG: ADD01</b>	<b>Multi Purpose Center</b> 85 N 400 E BEAVER, UT 84713	1965	2	1	26,372 \$1,377,900
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 85 N 400 E BEAVER, UT 84713	2012	0	1	0 \$0
<b>Site Totals:</b>						<b>\$1,377,900</b>
<b>SITE:</b>	<b>ADD02</b>	<b>Gun Range</b>				
	<b>BLDG: ADD01</b>	<b>Long Gun Building</b> 1 BLAKE SMITH FARM RD BEAVER, UT 84713	2013	2	1	320 \$15,100
	<b>BLDG: ADD02</b>	<b>Control Building</b> 1 BLAKE SMITH FARM RD BEAVER, UT 84713	2013	2	1	144 \$9,000
	<b>BLDG: PITO</b>	<b>PROPERTY IN THE OPEN</b> 1 BLAKE SMITH FARM RD BEAVER, UT 84713	2013	0	1	0 \$0
<b>Site Totals:</b>						<b>\$24,100</b>
<b>SITE:</b>	<b>ADD03</b>	<b>Road Shed Milford</b>				
	<b>BLDG: ADD01</b>	<b>VEHICLE SHED</b> 597 N HIGHWAY 257 MILFORD, UT 84751	1970	1	1	1,716 \$40,100
	<b>BLDG: B001</b>	<b>Road Shed Milford (Main St)</b>	1970	2	1	3,240 \$159,800

# Insurance Summary Report -ACV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

As of Date: 03/10/2021				Actual Cash Value (ACV)				
				Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)
SITE:	ADD03	Road Shed Milford						
		597 N HIGHWAY 257 MILFORD, UT 84751						
	BLDG: PITO	PROPERTY IN THE OPEN 597 N HIGHWAY 257 MILFORD, UT 84751	1970	0	1		0	\$0
							Site Totals:	\$199,900
SITE:	ADD04	Minersville Reservoir Cabins						
	BLDG: ADD01	CABIN #1 1650 W 2600 S MILFORD, UT 84751	2021	1	1		192	\$11,300
	BLDG: ADD02	CABIN #2 1650 W 2600 S MINERSVILLE, UT 84751	2021	1	1		192	\$11,300
	BLDG: ADD03	CABIN #3 1650 W 2600 S MILFORD, UT 84751	2021	1	1		192	\$11,300
	BLDG: ADD04	CABIN #4 1650 W 2600 S MILFORD, UT 84751	2021	1	1		192	\$11,300
							Site Totals:	\$45,200
							Report Totals:	\$34,690,800

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	100	Courthouse Complex								
	BLDG: ADD01	CARRIAGE SHED 105 E CENTER ST BEAVER, UT 84713	2018	1	1	162	\$5,700	\$0	\$0	\$5,700
	BLDG: B001	Administration Building 105 E CENTER ST BEAVER, UT 84713	1975	4	2	13,053	\$2,931,100	\$366,800	\$0	\$3,297,900
	BLDG: B002	Old Courthouse/Museum 90 E CENTER ST BEAVER, UT 84713	1870	2	3	9,698	\$2,220,800	\$0	\$0	\$2,220,800
	BLDG: B003	Search and Rescue 40 S 50 E BEAVER, UT 84713	1972	2	1	5,428	\$917,000	\$100,800	\$0	\$1,017,800
	BLDG: B004	Search and Rescue Storage Building 40 S 50 E BEAVER, UT 84713	1985	3	1	2,100	\$168,500	\$35,000	\$0	\$203,500
	BLDG: B005	Administration Storage Building 105 E CENTER ST BEAVER, UT 84713	2012	3	1	420	\$9,100	\$9,500	\$0	\$18,600
	BLDG: B006	Philo T Farnsworth Home 90 E CENTER ST BEAVER, UT 84713	1907	1	1	400	\$30,700	\$0	\$0	\$30,700
	BLDG: PITO	PROPERTY IN THE OPEN 105 E CENTER ST BEAVER, UT 84713	2010	0	1	0	\$0	\$0	\$20,500	\$20,500
Site Totals:							\$6,282,900	\$512,100	\$20,500	\$6,815,500
SITE:	200	County Road (Beaver/Milford)								
	BLDG: B001	Road Shop Maintenance Building #1 1616 N HWY 357 BEAVER, UT 84713	1970	3	1	3,560	\$458,000	\$115,200	\$0	\$573,200

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	200	County Road (Beaver/Milford)								
	BLDG: B002	Road Shop Maintenance Building #2 899 S HWY 21 MILFORD, UT 84751	1970	3	1	3,200	\$412,600	\$96,000	\$0	\$508,600
	BLDG: B003	Quonset Hut 1616 N HWY 357 BEAVER, UT 84713	2000	3	1	2,480	\$88,300	\$5,000	\$0	\$93,300
	BLDG: B004	Storage Shed 1616 N HWY 357 BEAVER, UT 84713	1960	1	1	600	\$21,600	\$16,500	\$0	\$38,100
	BLDG: PITO1	MAINTENANCE BUILDING #1 PITO 1616 N HWY 357 BEAVER, UT 84713	1970	0	1	0	\$0	\$0	\$40,700	\$40,700
	BLDG: PITO2	MAINTENANCE BUILDING #2 PITO 899 S HWY 21 BEAVER, UT 84713	1970	0	1	0	\$0	\$0	\$34,300	\$34,300
Site Totals:							\$980,500	\$232,700	\$75,000	\$1,288,200
SITE:	300	Correctional Facility								
	BLDG: B001	Correctional Facility 2270 S 525 W BEAVER, UT 84713	1998	4	1 & 2	88,794	\$28,486,300	\$3,196,800	\$0	\$31,683,100
	BLDG: B002	Correctional Facility Warehouse 2270 S 525 W BEAVER, UT 84713	2007	1	1	6,080	\$605,800	\$132,000	\$0	\$737,800
	BLDG: B003	Correctional Facility Shed 2270 S 525 W BEAVER, UT 84713	2007	2	1	146	\$10,000	\$2,000	\$0	\$12,000
	BLDG: PITO	PROPERTY IN THE OPEN 2270 S 525 W	1998	0	1	0	\$0	\$0	\$217,000	\$217,000

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021						Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	300	Correctional Facility								
BEAVER, UT 84713										
Site Totals:							\$29,102,100	\$3,330,800	\$217,000	\$32,649,900
SITE:	400	Fairgrounds								
	BLDG: ADD01	SHED 1	2021	1	1	64	\$3,400	\$500	\$0	\$3,900
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: ADD02	SHED 2	2021	1	1	64	\$3,400	\$0	\$0	\$3,400
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B001	Fairgrounds Building	1978	3	1	9,000	\$883,800	\$72,000	\$0	\$955,800
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B002	Announcers Booth 1	1978	1	1	96	\$5,300	\$0	\$0	\$5,300
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B003	Announcers Booth 2	2009	1	2	288	\$18,900	\$2,200	\$0	\$21,100
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B004	Grandstand Cover	1978	3	1	4,148	\$505,200	\$0	\$0	\$505,200
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B005	Pavilion Fairgrounds	1978	3	1	2,160	\$117,000	\$0	\$0	\$117,000
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B006	Livestock Shelter	1978	3	1	2,688	\$113,800	\$0	\$0	\$113,800
		1400 E HWY 21								
		MINERSVILLE, UT 84752								
	BLDG: B007	Restrooms Fairgrounds	2010	1	1	858	\$180,500	\$1,000	\$0	\$181,500

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	400	Fairgrounds								
		1400 E HWY 21 MINERSVILLE, UT 84752								
	BLDG: PITO	PROPERTY IN THE OPEN	2006	0	1	0	\$0	\$0	\$301,400	\$301,400
		1400 E HWY 21 MINERSVILLE, UT 84752								
Site Totals:							\$1,831,300	\$75,700	\$301,400	\$2,208,400
SITE:	600	Minersville Lake								
	BLDG: ADD01	NEW PUMP HOUSE	2020	1	1	96	\$4,800	\$1,200	\$0	\$6,000
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B001	Storage	1980	3	1	1,800	\$272,100	\$54,000	\$0	\$326,100
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B003	Guard Shack	1980	1	1	312	\$33,700	\$7,200	\$0	\$40,900
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B004	Restrooms Minersville Lake	1980	2	1	762	\$162,800	\$1,500	\$0	\$164,300
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B005	Power/Pump House	1980	2	1	70	\$32,800	\$25,300	\$0	\$58,100
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B006	Old Restrooms	1980	4	1	224	\$64,700	\$1,200	\$0	\$65,900
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: B007	Pavilion Minersville Lake	1980	1	1	560	\$56,200	\$0	\$0	\$56,200
		1650 W 2600 S ADAMSVILLE, UT 84731								
	BLDG: PITO	PROPERTY IN THE OPEN	1980	0	1	0	\$0	\$0	\$181,400	\$181,400
		1650 W 2600 S								

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

## Beaver County

As of Date: 03/10/2021							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	600	Minersville Lake								
ADAMSVILLE, UT 84731										
Site Totals:							\$627,100	\$90,400	\$181,400	\$898,900
SITE:	900A	Animal Shelter								
	BLDG: B001	Animal Shelter 980 W 2250 S BEAVER, UT 84713	2011	2	1	2,040	\$149,600	\$10,000	\$0	\$159,600
	BLDG: PITO	PROPERTY IN THE OPEN 980 W 2250 S BEAVER, UT 84713	2011	0	1	0	\$0	\$0	\$25,000	\$25,000
Site Totals:							\$149,600	\$10,000	\$25,000	\$184,600
SITE:	ADD01	Beaver Multipurpose Center								
	BLDG: ADD01	Multi Purpose Center 85 N 400 E BEAVER, UT 84713	1965	2	1	26,372	\$3,444,800	\$32,000	\$0	\$3,476,800
	BLDG: PITO	PROPERTY IN THE OPEN 85 N 400 E BEAVER, UT 84713	2012	0	1	0	\$0	\$0	\$18,400	\$18,400
Site Totals:							\$3,444,800	\$32,000	\$18,400	\$3,495,200
SITE:	ADD02	Gun Range								
	BLDG: ADD01	Long Gun Building 1 BLAKE SMITH FARM RD BEAVER, UT 84713	2013	2	1	320	\$17,600	\$0	\$0	\$17,600
	BLDG: ADD02	Control Building 1 BLAKE SMITH FARM RD BEAVER, UT 84713	2013	2	1	144	\$10,500	\$2,500	\$0	\$13,000
	BLDG: PITO	PROPERTY IN THE OPEN 1 BLAKE SMITH FARM RD	2013	0	1	0	\$0	\$0	\$42,400	\$42,400



# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021							Replacement Cost (RC)			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	ADD02	Gun Range								
BEAVER, UT 84713										
Site Totals:							\$28,100	\$2,500	\$42,400	\$73,000
SITE:	ADD03	Road Shed Milford								
	BLDG: ADD01	VEHICLE SHED 597 N HIGHWAY 257 MILFORD, UT 84751	1970	1	1	1,716	\$100,200	\$0	\$0	\$100,200
	BLDG: B001	Road Shed Milford (Main St) 597 N HIGHWAY 257 MILFORD, UT 84751	1970	2	1	3,240	\$399,500	\$7,800	\$0	\$407,300
	BLDG: PITO	PROPERTY IN THE OPEN 597 N HIGHWAY 257 MILFORD, UT 84751	1970	0	1	0	\$0	\$0	\$44,300	\$44,300
Site Totals:							\$499,700	\$7,800	\$44,300	\$551,800
SITE:	ADD04	Minersville Reservoir Cabins								
	BLDG: ADD01	CABIN #1 1650 W 2600 S MILFORD, UT 84751	2021	1	1	192	\$11,300	\$0	\$0	\$11,300
	BLDG: ADD02	CABIN #2 1650 W 2600 S MINERSVILLE, UT 84751	2021	1	1	192	\$11,300	\$0	\$0	\$11,300
	BLDG: ADD03	CABIN #3 1650 W 2600 S MILFORD, UT 84751	2021	1	1	192	\$11,300	\$0	\$0	\$11,300
	BLDG: ADD04	CABIN #4 1650 W 2600 S	2021	1	1	192	\$11,300	\$0	\$0	\$11,300

# Insurance Summary Report -RCV

## Utah Counties Indemnity Pool 2021

### Beaver County

As of Date: 03/10/2021

Replacement Cost (RC)

			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
SITE:	ADD04	Minersville Reservoir Cabins								
			MILFORD, UT 84751							
			Site Totals:				\$45,200	\$0	\$0	\$45,200
			Report Totals:				\$42,991,300	\$4,294,000	\$925,400	\$48,210,700

**HCA Asset Management, LLC****Utah Counties Indemnity Pool 2021****Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
SITE: **100** Courthouse Complex  
BUILDING: **ADD01** CARRIAGE SHED  
ADDRESS: **105 E CENTER ST**  
**BEAVER, UT 84713**  
OCCUPANCY: **PAVILION - OPEN**  
FIRE PROTECTION AND SAFETY: **NONE**  
  
SPRINKLERED (YES-% OR NO): **NO**  
FOUNDATION: **CONCRETE FOOTING**

ISO CONSTRUCTION CLASS: **FRAME / COMBUSTIBLE**  
FRAMING: **WOOD**  
DATE OF CONSTRUCTION: **2018**  
ADDITIONS (YES-YR. OR NO): **0**  
RENOVATIONS (YES-YR OR NO): **0**  
NUMBER OF STORIES: **1**  
GROSS/BASEMENT SF: **162 / NO**  
ELEVATION (FT): **5893.70**  
FLOOD ZONE: **C**  
  
LATITUDE/LONGITUDE: **38.273917°N 112.640057°W**

EXTERIOR WALLS: **WOOD SIDING**ROOFING: **WOOD**PARTITION WALLS: **NONE**CEILING: **NONE/EXPOSED DECK**BUILDING SERVICES: **NONE**FLOORING: **NONE**BUILDING FEATURES: **UNIQUE - SEE NARRATIVE BELOW****BUILDING**

ACTUAL CASH VALUE: **\$5,400**  
REPLACEMENT COST NEW (RC): **\$5,800**  
EXCLUSION AMOUNT: **\$100**  
RC MINUS EXCLUSIONS: **\$5,700**  
PROPERTY IN THE OPEN: **\$0**

**PERSONAL PROPERTY:**

CONTENT VALUE: **\$0**  
EDP: **\$0**  
PERSONAL PROPERTY TOTAL: **\$0**

**BUILDING NOTES:**

WOOD FRAMED CARRIAGE. CARRIAGE IS EXCLUDED FROM THIS APPRAISAL.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 100 Courthouse Complex  
 BUILDING: B001 Administration Building  
 ADDRESS: 105 E CENTER ST  
 BEAVER, UT 84713  
 OCCUPANCY: COUNTY COURTHOUSE  
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY  
 CONCRETE BLOCK  
 VINYL SIDING

ROOFING: SINGLE PLY MEMBRANE

PARTITION WALLS: CONCRETE BLOCK  
 DRYWALL ON STUD  
 WOOD PANELING ON STUD

CEILING: ACOUSTICAL TILE  
 DRYWALL

BUILDING SERVICES: ELECTRIC  
 HEATING / AC-HEAT PUMP  
 PLUMBING

FLOORING: CARPETING  
 CERAMIC TILE

BUILDING FEATURES: BUILT-IN CABINETS & SHELVEING  
 BUILT-IN SEATING  
 ELEVATOR-PASSENGER

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1975  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2016  
 NUMBER OF STORIES: 2  
 GROSS/BASEMENT SF: 13,053 / NO  
 ELEVATION (FT): 5901.25  
 FLOOD ZONE: C  
 LATITUDE/LONGITUDE: 38.273667°N 112.638480°W



**BUILDING**

ACTUAL CASH VALUE: \$1,084,500  
 REPLACEMENT COST NEW (RC): \$3,035,700  
 EXCLUSION AMOUNT: \$104,600  
 RC MINUS EXCLUSIONS: \$2,931,100  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$366,800  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$366,800

**BUILDING NOTES:**

TWO STORY MASONRY NONCOMBUSTIBLE COUNTY COURTHOUSE. FEATURES INCLUDE: ADMINISTRATIVE OFFICES, COURTROOM WITH BUILT-IN SEATING, COMMISSION CHAMBERS, (3) VAULTS, CLASSROOM, BREAK ROOMS, AND STORAGE SPACES. PORTIONS OF THE BUILDING ARE LEASED OUT TO THE DMV AND UTAH STATE. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, COURTROOM FURNISHINGS, COMMISSION CHAMBER FURNISHINGS, A/V EQUIPMENT, AND MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** 100 Courthouse Complex  
**BUILDING:** B002 Old Courthouse/Museum  
**ADDRESS:** 90 E CENTER ST  
 BEAVER, UT 84713  
**OCCUPANCY:** MUSEUM  
**FIRE PROTECTION AND SAFETY:** AUTO FIRE PROTECTION/ALARM SYS.  
 EXIT LIGHTING  
 INTRUSION SYSTEM  
 MANUAL FIRE ALARM PULL STATIONS  
 SECURITY CAMERAS  
 FIRE EXTINGUISHERS  
**SPRINKLERED (YES-% OR NO):** NO  
**FOUNDATION:** STONE

**ISO CONSTRUCTION CLASS:** JOISTED MASONRY  
**FRAMING:** JOISTED MASONRY  
**DATE OF CONSTRUCTION:** 1870  
**ADDITIONS (YES-YR. OR NO):** 1910  
**RENOVATIONS (YES-YR OR NO):** 1945, 2010  
**NUMBER OF STORIES:** 3  
**GROSS/BASEMENT SF:** 9,698 / 3138  
**ELEVATION (FT):** 5901.90  
**FLOOD ZONE:** C  
  
**LATITUDE/LONGITUDE:** 38.274230°N 112.639697°W

**EXTERIOR WALLS:** SOLID BRICK EXTERIOR  
 NATIVE STONE ON MASONRY  
  
**ROOFING:** SINGLE PLY MEMBRANE  
 UNIQUE - SEE NARRATIVE BELOW  
  
**PARTITION WALLS:** DRYWALL ON STUD  
 PLASTER ON LATH  
  
**CEILING:** DRYWALL  
 PLASTER  
  
**BUILDING SERVICES:** AIRCONDITIONING-CENTRAL  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING  
  
**FLOORING:** CARPETING  
 WOOD



North Side Exterior View

**BUILDING FEATURES:** BALCONY  
 BUILT-IN CABINETS & SHELVING  
 BUILT-IN SEATING  
 ELEVATOR-PASSENGER

**BUILDING**  
**ACTUAL CASH VALUE:** \$888,300  
**REPLACEMENT COST NEW (RC):** \$2,296,800  
**EXCLUSION AMOUNT:** \$76,000  
**RC MINUS EXCLUSIONS:** \$2,220,800  
**PROPERTY IN THE OPEN:** \$0  
  
**PERSONAL PROPERTY:**  
**CONTENT VALUE:** \$0  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$0

**BUILDING NOTES:**

3 STORY COURTHOUSE WITH A FULL BASEMENT. DESIGNED BY K.A. KLETTING IN THE QUEEN ANN STYLE. LISTED ON THE HISTORICAL REGISTER SINCE 10/06/1970 #70000622. FEATURES INCLUDE: ORIGINAL JAIL IN BASEMENT AND BACK OF BUILDING, HAND CARVED WOOD RAILING, CEDAR SHAKE ROOF, 3 SIDED CLOCK (1889 HOWARD & CO.) WITH BELL TOWER (500LB BELL) AND DOME, CROWN MOLDING AND WOOD TRIM, 2 BUILT-IN SAFES, DORMERS, DISPLAY AREAS AND COURTROOM WITH BUILT-IN SEATING ON 3RD FLOOR. COUNTY DOES NOT OWN/INSURE CONTENTS. REPRODUCTION COST \$4,994,300.





West Side Exterior View



South Side Exterior View



East Side Exterior View



Courtroom



North Side Entrance Hallway



Staircase With Display

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** 100 Courthouse Complex  
**BUILDING:** B003 Search and Rescue  
**ADDRESS:** 40 S 50 E  
 BEAVER, UT 84713  
**OCCUPANCY:** POLICE DEPARTMENT  
**FIRE PROTECTION AND SAFETY:** AUTO FIRE PROTECTION/ALARM SYS.  
 EMERGENCY LIGHTING  
 EXIT LIGHTING  
 MANUAL FIRE ALARM PULL STATIONS  
 FIRE EXTINGUISHERS

**SPRINKLERED (YES-% OR NO):** NO

**FOUNDATION:** CONCRETE FOOTING  
 CONCRETE SLAB  
 RAISED WOOD

**EXTERIOR WALLS:** BRICK ON MASONRY  
 BRICK ON STUD  
 STUCCO ON STUD

**ROOFING:** SINGLE PLY MEMBRANE

**PARTITION WALLS:** BRICK  
 CONCRETE BLOCK  
 DRYWALL ON STUD

**CEILING:** ACOUSTICAL TILE  
 DRYWALL

**BUILDING SERVICES:** AIRCONDITIONING-ROOF TOP  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING

**FLOORING:** VINYL TILE  
 CARPETING  
 CONCRETE/W SEALER

**BUILDING FEATURES:** BUILT-IN CABINETS & SHELVING

**ISO CONSTRUCTION CLASS:** JOISTED MASONRY  
**FRAMING:** JOISTED MASONRY  
**DATE OF CONSTRUCTION:** 1972  
**ADDITIONS (YES-YR. OR NO):** 1985  
**RENOVATIONS (YES-YR OR NO):** 2011, 2017  
**NUMBER OF STORIES:** 1  
**GROSS/BASEMENT SF:** 5,428 / 1848  
**ELEVATION (FT):** 5871.06  
**FLOOD ZONE:** C  
  
**LATITUDE/LONGITUDE:** 38.273633°N 112.639632°W



**BUILDING**

**ACTUAL CASH VALUE:** \$339,300  
**REPLACEMENT COST NEW (RC):** \$953,200  
**EXCLUSION AMOUNT:** \$36,200  
**RC MINUS EXCLUSIONS:** \$917,000  
**PROPERTY IN THE OPEN:** \$0

**PERSONAL PROPERTY:**

**CONTENT VALUE:** \$100,800  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$100,800

**BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY SEARCH AND RESCUE BUILDING WITH AN UNFINISHED BASEMENT. BUILDING ALSO SERVES AS A FOOD PANTRY. FEATURES INCLUDE: OFFICES, FOOD STORAGE, CLASSROOM, AND OLD JAIL CELLS. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, SEARCH AND RESCUE EQUIPMENT. AND MISC STORAGE. ROOF HVAC UNIT WAS REPLACED IN 2017.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 100 Courthouse Complex  
 BUILDING: B004 Search and Rescue Storage Building

ADDRESS: 40 S 50 E  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED

FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT

FLOORING: CONCRETE SLAB

BUILDING FEATURES: AUTOMATIC DOOR OPENERS  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1985  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2015  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,100 / NO  
 ELEVATION (FT): 5777.23  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.273480°N 112.640733°W



**BUILDING**

ACTUAL CASH VALUE: \$64,000  
 REPLACEMENT COST NEW (RC): \$174,100  
 EXCLUSION AMOUNT: \$5,600  
 RC MINUS EXCLUSIONS: \$168,500  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$35,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$35,000

**BUILDING NOTES:**

SINGLE STORY NONCOMBUSTIBLE STORAGE GARAGE. BUILDING IS USED TO STORE SEARCH AND RESCUE MOBILE EQUIPMENT STORAGE. CONTENTS INCLUDE: MISC EQUIPMENT.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 100 Courthouse Complex  
 BUILDING: B005 Administration Storage Building  
 ADDRESS: 105 E CENTER ST  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 2012  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 420 / NO  
 ELEVATION (FT): 5547.57  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.274560°N 112.639427°W



#### BUILDING

ACTUAL CASH VALUE: \$7,500  
 REPLACEMENT COST NEW (RC): \$9,300  
 EXCLUSION AMOUNT: \$200  
 RC MINUS EXCLUSIONS: \$9,100  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$9,500  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$9,500

#### BUILDING NOTES:

SINGLE STORY NONCOMBUSTIBLE STORAGE BUILDING. CONTENTS INCLUDE: LAWN MAINTENANCE EQUIPMENT AND MISC STORAGE.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 100 Courthouse Complex  
 BUILDING: B006 Philo T Farnsworth Home  
 ADDRESS: 90 E CENTER ST  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: SECURITY CAMERAS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE SLAB  
 RAISED WOOD

EXTERIOR WALLS: WOOD - HAND-HEWN LOG

ROOFING: WOOD

PARTITION WALLS: NONE

CEILING: DRYWALL

BUILDING SERVICES: NONE

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1907  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2010, 2020  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 400 / NO  
 ELEVATION (FT): 5874.67  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.273925°N 112.639877°W



#### BUILDING

ACTUAL CASH VALUE: \$11,700  
 REPLACEMENT COST NEW (RC): \$31,000  
 EXCLUSION AMOUNT: \$300  
 RC MINUS EXCLUSIONS: \$30,700  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

#### **BUILDING NOTES:**

SINGLE STORY WOOD FRAMED LOG CABIN. NO INSURABLE CONTENTS WITHIN THE BUILDING AT THE TIME OF APPRAISAL.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **100** Courthouse Complex  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: **105 E CENTER ST**  
**BEAVER, UT 84713**  
 OCCUPANCY: **PROPERTY IN THE OPEN**  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 2010  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5547.57  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.273668°N 112.638481°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$20,500

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SIGNAGE, SITE LIGHTING, FLAGPOLE, BENCHES, AND TRASH CANS. PITO VALUATION EXCLUDES STATUES AND PIECES OF ART LOCATED OUTSIDE OF THE OLD COURTHOUSE/MUSEUM BUILDING. A FINE ARTS APPRAISE IS ADVISED.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 200 County Road (Beaver/Milford)  
 BUILDING: B001 Road Shop Maintenance Building #1

ADDRESS: 1616 N HWY 357  
 BEAVER, UT 84713  
 OCCUPANCY: MAINTENANCE GARAGE

FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: DRYWALL  
 NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CONCRETE SLAB

BUILDING FEATURES: AUTOMATIC DOOR OPENERS  
 BUILT-IN CABINETS & SHELVING  
 MEZZANINE  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 3,560 / NO  
 ELEVATION (FT): 6005.91  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.298260°N 112.638582°W



**BUILDING**

ACTUAL CASH VALUE: \$183,200  
 REPLACEMENT COST NEW (RC): \$474,000  
 EXCLUSION AMOUNT: \$16,000  
 RC MINUS EXCLUSIONS: \$458,000  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$115,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$115,200

**BUILDING NOTES:**

SINGLE STORY NONCOMBUSTIBLE MAINTENANCE BUILDING. FEATURES INCLUDE: OFFICES, AUTOMOTIVE BAYS, MAINTENANCE SPACE, STORAGE MEZZANINE, AND STORAGE SPACES. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, MAINTENANCE EQUIPMENT, AND MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** 200 County Road (Beaver/Milford)  
**BUILDING:** B002 Road Shop Maintenance Building #2  
**ADDRESS:** 899 S HWY 21  
MILFORD, UT 84751  
**OCCUPANCY:** MAINTENANCE GARAGE  
**FIRE PROTECTION AND SAFETY:** FIRE EXTINGUISHERS

**SPRINKLERED (YES-% OR NO):** NO

**FOUNDATION:** CONCRETE FOOTING  
CONCRETE SLAB

**EXTERIOR WALLS:** METAL SIDING ON STUD/GIRT

**ROOFING:** METAL

**PARTITION WALLS:** DRYWALL ON STUD

**CEILING:** DRYWALL  
NONE/EXPOSED DECK

**BUILDING SERVICES:** ELECTRIC  
HEATING - UNIT  
PLUMBING

**FLOORING:** VINYL TILE  
CONCRETE SLAB

**BUILDING FEATURES:** AUTOMATIC DOOR OPENERS  
MEZZANINE  
OVERHEAD/BAY DOORS

**ISO CONSTRUCTION CLASS:** NONCOMBUSTIBLE  
**FRAMING:** PRE-ENGINEERED STEEL  
**DATE OF CONSTRUCTION:** 1970  
**ADDITIONS (YES-YR. OR NO):** 0  
**RENOVATIONS (YES-YR OR NO):** 0  
**NUMBER OF STORIES:** 1  
**GROSS/BASEMENT SF:** 3,200 / NO  
**ELEVATION (FT):** 4954.72  
**FLOOD ZONE:** C

**LATITUDE/LONGITUDE:** 38.390088°N 113.008922°W



**BUILDING**

**ACTUAL CASH VALUE:** \$156,800  
**REPLACEMENT COST NEW (RC):** \$427,000  
**EXCLUSION AMOUNT:** \$14,400  
**RC MINUS EXCLUSIONS:** \$412,600  
**PROPERTY IN THE OPEN:** \$0

**PERSONAL PROPERTY:**

**CONTENT VALUE:** \$96,000  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$96,000

**BUILDING NOTES:**

SINGLE STORY NONCOMBUSTIBLE MAINTENANCE BUILDING. FEATURES INCLUDE: OFFICES, AUTOMOTIVE BAYS, MAINTENANCE SPACE, STORAGE MEZZANINE, AND STORAGE SPACES. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, MAINTENANCE EQUIPMENT, AND MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 200 County Road (Beaver/Milford)  
 BUILDING: B003 Quonset Hut  
 ADDRESS: 1616 N HWY 357  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE WALLS

EXTERIOR WALLS: METAL PANEL-INSULATED

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: NONE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 2000  
 ADDITIONS (YES-YR. OR NO): 2018  
 RENOVATIONS (YES-YR OR NO): 2018  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,480 / NO  
 ELEVATION (FT): 5848.43  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.299518°N 112.638273°W



**BUILDING**

ACTUAL CASH VALUE: \$35,300  
 REPLACEMENT COST NEW (RC): \$89,500  
 EXCLUSION AMOUNT: \$1,200  
 RC MINUS EXCLUSIONS: \$88,300  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$5,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$5,000

**BUILDING NOTES:**

NONCOMBUSTIBLE QUONSET HUT WITH (R/C) WALLS. QUONSET WAS MOVED TO NEW LOCATION, ON-SITE, AND (R/C) WALLS ADDED IN 2018. CONTENTS INCLUDE: MISC EQUIPMENT.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **200** County Road (Beaver/Milford)  
 BUILDING: **B004** Storage Shed  
 ADDRESS: 1616 N HWY 357  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1960  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 600 / NO  
 ELEVATION (FT): 6008.53  
 FLOOD ZONE: D  
 LATITUDE/LONGITUDE: 38.298292°N 112.637942°W

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: NONE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



**BUILDING**

ACTUAL CASH VALUE: \$6,000  
 REPLACEMENT COST NEW (RC): \$21,900  
 EXCLUSION AMOUNT: \$300  
 RC MINUS EXCLUSIONS: \$21,600  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$16,500  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$16,500

**BUILDING NOTES:**

SINGLE STORY WOOD FRAMED STORAGE SHED. CONTENTS INCLUDE: SIGNS AND MISC MAINTENANCE EQUIPMENT.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **200** County Road (Beaver/Milford)  
 BUILDING: **PITO1** MAINTENANCE BUILDING #1 PITO  
 ADDRESS: **1616 N HWY 357**  
**BEAVER, UT 84713**  
 OCCUPANCY: **PROPERTY IN THE OPEN**  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 6005.91  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.298261°N 112.638583°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$40,700

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SECURITY GATE, AND SITE LIGHTING.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **200** County Road (Beaver/Milford)  
 BUILDING: **PITO2** MAINTENANCE BUILDING #2 PITO  
 ADDRESS: **899 S HWY 21**  
**BEAVER, UT 84713**  
 OCCUPANCY: **PROPERTY IN THE OPEN**  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 4954.72  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.390089°N 113.008923°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$34,300

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING AND A SECURITY GATE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** 300 Correctional Facility  
**BUILDING:** B001 Correctional Facility  
**ADDRESS:** 2270 S 525 W  
 BEAVER, UT 84713  
**OCCUPANCY:** COUNTY JAIL  
**FIRE PROTECTION AND SAFETY:** AUTO FIRE PROTECTION/ALARM SYS.  
 EMERGENCY BACK-UP GENERATOR  
 EMERGENCY LIGHTING  
 EXIT LIGHTING  
 MANUAL FIRE ALARM PULL STATIONS  
 SECURITY CAMERAS  
 SPRINKLER SYSTEM  
 FIRE EXTINGUISHERS  
**SPRINKLERED (YES-% OR NO):** 100%  
**FOUNDATION:** CONCRETE FOOTING  
 CONCRETE SLAB  
 CONCRETE WALLS  
**EXTERIOR WALLS:** CONCRETE BLOCK - DECORATIVE  
  
**ROOFING:** SINGLE PLY MEMBRANE  
  
**PARTITION WALLS:** CONCRETE BLOCK  
 DRYWALL ON STUD  
  
**CEILING:** ACOUSTICAL TILE  
 DRYWALL  
  
**BUILDING SERVICES:** AIRCONDITIONING-CENTRAL  
 AIRCONDITIONING-EVAPORATIVE COOLER  
 ELECTRIC  
 HEATING - CENTRAL HOT WATER  
 HVAC - ROOFTOP PACKAGE UNITS  
 PLUMBING  
  
**FLOORING:** CARPETING  
 CERAMIC TILE  
 CONCRETE SLAB  
 ASPHALT TILE  
  
**BUILDING FEATURES:** BUILT-IN CABINETS & SHELVING  
 BUILT-IN LOCKERS  
 BUILT-IN SEATING  
 EXHAUST HOODS-KITCHEN  
 LOADING DOCK  
 WALK-IN COOLER  
 WALK-IN FREEZER  
 SKYLIGHTS

**ISO CONSTRUCTION CLASS:** MASONRY NONCOMBUST.  
**FRAMING:** STEEL  
**DATE OF CONSTRUCTION:** 1998  
**ADDITIONS (YES-YR. OR NO):** 2007  
**RENOVATIONS (YES-YR OR NO):** 2007, 2019  
**NUMBER OF STORIES:** 1 & 2  
**GROSS/BASEMENT SF:** 88,794 / NO  
**ELEVATION (FT):** 5928.81  
**FLOOD ZONE:** D  
  
**LATITUDE/LONGITUDE:** 38.242795°N 112.651085°W



**BUILDING**

**ACTUAL CASH VALUE:** \$28,486,300  
**REPLACEMENT COST NEW (RC):** \$29,434,600  
**EXCLUSION AMOUNT:** \$948,300  
**RC MINUS EXCLUSIONS:** \$28,486,300  
**PROPERTY IN THE OPEN:** \$0

**PERSONAL PROPERTY:**

**CONTENT VALUE:** \$3,196,800  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$3,196,800

**BUILDING NOTES:**

DESIGN CAPACITY: 400 INMATES. 1 & 2 STORY CORRECTIONAL FACILITY WITH A FULL SPRINKLER SYSTEM. FEATURES INCLUDE: SOLAR PANEL ARRAY ON ROOF AND ON GROUND, (2) GENERATORS, OFFICES, COURTROOMS, PRISON CONTROL ROOMS, COMMERCIAL KITCHEN, LAUNDRY ROOM, MEDICAL OFFICES, RECEIVING AREA, SALLY PORT, DISPATCH ROOM, AND REC YARDS. OTHER GOVERNMENT ENTITIES LEASE SPACE WITHIN BUILDING. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, KITCHEN APPLIANCES, AND OTHER PRISON EQUIPMENT. HVAC RENOVATIONS WERE COMPLETED IN 2019.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** 300 Correctional Facility  
**BUILDING:** B002 Correctional Facility Warehouse  
**ADDRESS:** 2270 S 525 W  
 BEAVER, UT 84713  
**OCCUPANCY:** MAINTENANCE GARAGE  
**FIRE PROTECTION AND SAFETY:** SECURITY CAMERAS  
 FIRE EXTINGUISHERS

**SPRINKLERED (YES-% OR NO):** NO

**FOUNDATION:** CONCRETE FOOTING  
 CONCRETE SLAB

**EXTERIOR WALLS:** VINYL SIDING

**ROOFING:** METAL

**PARTITION WALLS:** WOOD PANELING ON STUD

**CEILING:** DRYWALL  
 WOOD

**BUILDING SERVICES:** AIRCONDITIONING-CENTRAL  
 AIRCONDITIONING-EVAPORATIVE COOLER  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 HEATING - UNIT  
 PLUMBING

**FLOORING:** CARPETING  
 CONCRETE SLAB

**BUILDING FEATURES:** OVERHEAD/BAY DOORS

**ISO CONSTRUCTION CLASS:** FRAME / COMBUSTIBLE  
**FRAMING:** WOOD  
**DATE OF CONSTRUCTION:** 2007  
**ADDITIONS (YES-YR. OR NO):** 2013  
**RENOVATIONS (YES-YR OR NO):** 2013  
**NUMBER OF STORIES:** 1  
**GROSS/BASEMENT SF:** 6,080 / NO  
**ELEVATION (FT):** 5860.89  
**FLOOD ZONE:** D

**LATITUDE/LONGITUDE:** 38.242038°N 112.653145°W



**BUILDING**

**ACTUAL CASH VALUE:** \$490,700  
**REPLACEMENT COST NEW (RC):** \$627,100  
**EXCLUSION AMOUNT:** \$21,300  
**RC MINUS EXCLUSIONS:** \$605,800  
**PROPERTY IN THE OPEN:** \$0

**PERSONAL PROPERTY:**

**CONTENT VALUE:** \$132,000  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$132,000

**BUILDING NOTES:**

SINGLE STORY CORRECTIONAL FACILITY MAINTENANCE BUILDING. FEATURES INCLUDE: OFFICES, MAINTENANCE AREA, FITNESS ROOM, TRAINING ROOM, AND STORAGE SPACES. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, MAINTENANCE EQUIPMENT, FITNESS EQUIPMENT, AND MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **300** Correctional Facility  
 BUILDING: **B003** Correctional Facility Shed  
 ADDRESS: **2270 S 525 W**  
**BEAVER, UT 84713**  
 OCCUPANCY: **STORAGE BLDG/SHED**  
 FIRE PROTECTION AND SAFETY: **NONE**

SPRINKLERED (YES-% OR NO): **NO**  
 FOUNDATION: **CONCRETE SLAB**

EXTERIOR WALLS: **CONCRETE BLOCK - DECORATIVE**

ROOFING: **METAL**

PARTITION WALLS: **NONE**

CEILING: **NONE/EXPOSED DECK**

BUILDING SERVICES: **NONE**

FLOORING: **CONCRETE SLAB**

BUILDING FEATURES: **UNIQUE - SEE NARRATIVE BELOW**

ISO CONSTRUCTION CLASS: **JOISTED MASONRY**  
 FRAMING: **JOISTED MASONRY**  
 DATE OF CONSTRUCTION: **2007**  
 ADDITIONS (YES-YR. OR NO): **0**  
 RENOVATIONS (YES-YR OR NO): **0**  
 NUMBER OF STORIES: **1**  
 GROSS/BASEMENT SF: **146 / NO**  
 ELEVATION (FT): **5872.38**  
 FLOOD ZONE: **D**

LATITUDE/LONGITUDE: **38.242043°N 112.652392°W**



**BUILDING**

ACTUAL CASH VALUE: **\$7,600**  
 REPLACEMENT COST NEW (RC): **\$10,200**  
 EXCLUSION AMOUNT: **\$200**  
 RC MINUS EXCLUSIONS: **\$10,000**  
 PROPERTY IN THE OPEN: **\$0**

**PERSONAL PROPERTY:**

CONTENT VALUE: **\$2,000**  
 EDP: **\$0**  
 PERSONAL PROPERTY TOTAL: **\$2,000**

**BUILDING NOTES:**

JOISTED MASONRY STORAGE SHED AND TRASH ENCLOSURE. CONTENTS INCLUDE: MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **300** Correctional Facility  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: **2270 S 525 W**  
**BEAVER, UT 84713**  
 OCCUPANCY: **PROPERTY IN THE OPEN**  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1998  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5872.38  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.242039°N 112.653146°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$217,000

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SITE LIGHTING, SIGNAGE, FLAG POLES, AND TRASH CANS.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: ADD01 SHED 1  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 64 / NO  
 ELEVATION (FT): 5304.79  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217438°N 112.896045°W



**BUILDING**

ACTUAL CASH VALUE:	\$3,400
REPLACEMENT COST NEW (RC):	\$3,400
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$3,400
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$500
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$500

**BUILDING NOTES:**

WOOD FRAMED TOOL SHED ADDED PER REQUEST OF MEMBER. CONTENTS INCLUDE: MISC STORAGE.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **400** Fairgrounds  
 BUILDING: **ADD02** SHED 2  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 64 / NO  
 ELEVATION (FT): 5321.19  
 FLOOD ZONE: D  
 LATITUDE/LONGITUDE: 38.217757°N 112.896170°W



**BUILDING**

ACTUAL CASH VALUE:	\$3,400
REPLACEMENT COST NEW (RC):	\$3,400
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$3,400
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:**

WOOD FRAMED TOOL SHED ADDED PER REQUEST OF MEMBER. CONTENTS INCLUDE: MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: B001 Fairgrounds Building  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: FAIRGROUNDS BUILDING  
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING  
 EXIT LIGHTING  
 SECURITY CAMERAS  
 FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: AIRCONDITIONING-EVAPORATIVE COOLER  
 ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CARPETING  
 CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING  
 CANOPY  
 EXHAUST HOODS-KITCHEN  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1978  
 ADDITIONS (YES-YR. OR NO): 2014  
 RENOVATIONS (YES-YR OR NO): 2020, 2021  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 9,000 / NO  
 ELEVATION (FT): 5318.24  
 FLOOD ZONE: D  
 LATITUDE/LONGITUDE: 38.217792°N 112.895998°W



**BUILDING**

ACTUAL CASH VALUE: \$441,900  
 REPLACEMENT COST NEW (RC): \$912,100  
 EXCLUSION AMOUNT: \$28,300  
 RC MINUS EXCLUSIONS: \$883,800  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$72,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$72,000

**BUILDING NOTES:**

SINGLE STORY NONCOMBUSTIBLE FAIRGROUNDS BUILDING. FEATURES INCLUDE: OPEN COMMUNITY ROOMS, KITCHEN, RESTROOMS, AND STORAGE SPACES. CONTENTS INCLUDE: KITCHEN APPLIANCES, TABLES AND CHAIRS, AND MISC EQUIPMENT. RESTROOM RENOVATIONS WERE COMPLETED IN 2020. CARPET REPLACEMENTS WERE COMPLETED IN 2021.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **400** Fairgrounds  
 BUILDING: **B002** Announcers Booth 1  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: FAIRGROUNDS BUILDING  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1978  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 96 / NO  
 ELEVATION (FT): 5304.79  
 FLOOD ZONE: D  
 LATITUDE/LONGITUDE: 38.217250°N 112.896117°W



**BUILDING**

ACTUAL CASH VALUE: \$2,000  
 REPLACEMENT COST NEW (RC): \$5,400  
 EXCLUSION AMOUNT: \$100  
 RC MINUS EXCLUSIONS: \$5,300  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**  
 WOOD FRAMED ELEVATED ANNOUNCERS BOOTH.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: B003 Announcers Booth 2  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: FAIRGROUNDS BUILDING  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: DRYWALL

BUILDING SERVICES: ELECTRIC

FLOORING: VINYL TILE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2009  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 2  
 GROSS/BASEMENT SF: 288 / NO  
 ELEVATION (FT): 5296.59  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217503°N 112.896102°W



**BUILDING**

ACTUAL CASH VALUE:	\$15,300
REPLACEMENT COST NEW (RC):	\$19,300
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$18,900
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$2,200
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$2,200

**BUILDING NOTES:**

TWO STORY WOOD FRAMED ANNOUNCERS BOOTH. CONTENTS INCLUDE: P.A. SYSTEM.



ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: B004 Grandstand Cover  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: GRANDSTAND  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: BLEACHERS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1978  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 4,148 / NO  
 ELEVATION (FT): 5287.73  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217685°N 112.896212°W



#### **BUILDING**

ACTUAL CASH VALUE: \$202,100  
 REPLACEMENT COST NEW (RC): \$505,200  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$505,200  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

#### **BUILDING NOTES:**

NONCOMBUSTIBLE STEEL FRAMED GRANDSTAND PAVILION COVERING (4) SECTIONS OF BLEACHERS. BLEACHERS ARE INCLUDED IN THE BUILDING'S APPRAISED VALUE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **400** Fairgrounds  
 BUILDING: **B005** Pavilion Fairgrounds  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1978  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,160 / NO  
 ELEVATION (FT): 5321.19  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217553°N 112.896222°W



**BUILDING**

ACTUAL CASH VALUE:	\$46,800
REPLACEMENT COST NEW (RC):	\$119,400
EXCLUSION AMOUNT:	\$2,400
RC MINUS EXCLUSIONS:	\$117,000
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:**  
 NONCOMBUSTIBLE PAVILION.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: B006 Livestock Shelter  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT  
 NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1978  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,688 / NO  
 ELEVATION (FT): 5384.51  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217375°N 112.896730°W



#### BUILDING

ACTUAL CASH VALUE: \$44,400  
 REPLACEMENT COST NEW (RC): \$115,000  
 EXCLUSION AMOUNT: \$1,200  
 RC MINUS EXCLUSIONS: \$113,800  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES:  
 NONCOMBUSTIBLE LIVESTOCK SHELTER.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: B007 Restrooms Fairgrounds  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: RESTROOMS  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: METAL PANEL ON STUD/GIRT  
 PREFAB PANELS ON STUDS

CEILING: NONE/EXPOSED DECK  
 METAL PANEL

BUILDING SERVICES: ELECTRIC  
 HEATING  
 PLUMBING

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2010  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 858 / NO  
 ELEVATION (FT): 5320.21  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217482°N 112.896182°W



**BUILDING**

ACTUAL CASH VALUE: \$137,200  
 REPLACEMENT COST NEW (RC): \$188,000  
 EXCLUSION AMOUNT: \$7,500  
 RC MINUS EXCLUSIONS: \$180,500  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$1,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$1,000

**BUILDING NOTES:**

SINGLE STORY WOOD FRAMED RESTROOM BUILDING WITH STORAGE SPACE. CONTENTS INCLUDE: JANITORIAL SUPPLIES.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 400 Fairgrounds  
 BUILDING: PITO PROPERTY IN THE OPEN  
 ADDRESS: 1400 E HWY 21  
 MINERSVILLE, UT 84752  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 2006  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5320.21  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217686°N 112.896213°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$301,400

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SITE LIGHTING, ARENA RAILINGS, ARENA LIGHTING, MODULAR PLAYGROUND EQUIPMENT, SIGNAGE, PICNIC TABLES, AND TRASH CANS.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: ADD01 NEW PUMP HOUSE  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: NOT APPLICABLE  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC PLUMBING

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2020  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 96 / NO  
 ELEVATION (FT): 5518.04  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218650°N 112.828250°W



#### BUILDING

ACTUAL CASH VALUE: \$4,800  
 REPLACEMENT COST NEW (RC): \$4,800  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$4,800  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$1,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$1,200

#### BUILDING NOTES:

WOOD FRAMED PUMP HOUSE. CONTENTS INCLUDE: MINOR PIPING AND SMALL WATER PUMP. BUILDING WAS INACCESSIBLE AT THE TIME OF APPRAISAL.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B001 Storage  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: MAINTENANCE GARAGE  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: DRYWALL  
 NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CARPETING  
 CERAMIC TILE  
 CONCRETE/W SEALER

BUILDING FEATURES: MEZZANINE  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: PRE-ENGINEERED STEEL  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 1,800 / NO  
 ELEVATION (FT): 5506.89  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217205°N 112.827542°W



**BUILDING**

ACTUAL CASH VALUE: \$108,800  
 REPLACEMENT COST NEW (RC): \$281,400  
 EXCLUSION AMOUNT: \$9,300  
 RC MINUS EXCLUSIONS: \$272,100  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$54,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$54,000

**BUILDING NOTES:**

SINGLE STORY PARK MAINTENANCE BUILDING. FEATURES INCLUDE: OFFICES, MAINTENANCE SPACE, STORAGE MEZZANINE, RESTROOMS, AND STORAGE SPACES.  
 CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, MAINTENANCE EQUIPMENT, AND MISC STORAGE.

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B003 Guard Shack  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: OFFICE  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: WOOD - HAND-HEWN LOG

ROOFING: METAL

PARTITION WALLS: WOOD PANELING ON STUD

CEILING: DRYWALL

BUILDING SERVICES: AIRCONDITIONING  
 ELECTRIC  
 HEATING - RADIANT

FLOORING: CARPETING

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2013, 2021  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 312 / NO  
 ELEVATION (FT): 5519.69  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217857°N 112.826478°W



#### **BUILDING**

ACTUAL CASH VALUE: \$15,200  
 REPLACEMENT COST NEW (RC): \$34,400  
 EXCLUSION AMOUNT: \$700  
 RC MINUS EXCLUSIONS: \$33,700  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$7,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$7,200

#### **BUILDING NOTES:**

SINGLE STORY WOOD FRAMED GUARD SHACK. FEATURES INCLUDE: OFFICE AND RECEPTION AREA. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT AND MISC STORAGE. FLOORING WAS REPLACED IN 2021.



ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B004 Restrooms Minersville Lake  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: RESTROOMS  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: SOLID BRICK EXTERIOR

ROOFING: METAL

PARTITION WALLS: BRICK

CEILING: DRYWALL

BUILDING SERVICES: ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING  
 VENTILATION

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 762 / NO  
 ELEVATION (FT): 5520.01  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218683°N 112.827803°W



#### **BUILDING**

ACTUAL CASH VALUE: \$65,100  
 REPLACEMENT COST NEW (RC): \$169,600  
 EXCLUSION AMOUNT: \$6,800  
 RC MINUS EXCLUSIONS: \$162,800  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$1,500  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$1,500

#### **BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY RESTROOM BUILDING WITH SHOWERS AND (14) FIXTURES.

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B005 Power/Pump House  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: PUMP HOUSE  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: SOLID BRICK EXTERIOR

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 PLUMBING

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 70 / NO  
 ELEVATION (FT): 5516.73  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218732°N 112.828042°W



#### **BUILDING**

ACTUAL CASH VALUE: \$13,100  
 REPLACEMENT COST NEW (RC): \$33,400  
 EXCLUSION AMOUNT: \$600  
 RC MINUS EXCLUSIONS: \$32,800  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$25,300  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$25,300

#### **BUILDING NOTES:**

JOISTED MASONRY PUMP HOUSE. FEATURES INCLUDE: MUNICIPAL WELL WITH A 120FT DEPTH. CONTENTS INCLUDE: (2) 5HP WELL PUMPS, PUMP CONTROLS, AND PROCESS PIPING.



# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B006 Old Restrooms  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: CONCRETE BLOCK - DECORATIVE

ROOFING: CONCRETE SLAB

PARTITION WALLS: CONCRETE BLOCK

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 PLUMBING

FLOORING: CERAMIC TILE  
 CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.  
 FRAMING: LOADBEARING WALLS  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 224 / NO  
 ELEVATION (FT): 5518.04  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218458°N 112.828307°W



#### BUILDING

ACTUAL CASH VALUE: \$23,900  
 REPLACEMENT COST NEW (RC): \$66,000  
 EXCLUSION AMOUNT: \$1,300  
 RC MINUS EXCLUSIONS: \$64,700  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$1,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$1,200

#### BUILDING NOTES:

SINGLE STORY RESTROOM BUILDING CURRENTLY USED FOR STORAGE. SERVICES HAVE BEEN DISCONNECTED AND FIXTURES HAVE BEEN REMOVED. CONTENTS INCLUDE: MISC STORAGE.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: B007 Pavilion Minersville Lake  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: WOOD

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 560 / NO  
 ELEVATION (FT): 5519.36  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218893°N 112.827197°W



#### BUILDING

ACTUAL CASH VALUE: \$22,500  
 REPLACEMENT COST NEW (RC): \$57,300  
 EXCLUSION AMOUNT: \$1,100  
 RC MINUS EXCLUSIONS: \$56,200  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES:  
 WOOD FRAMED PARK PAVILION.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 600 Minersville Lake  
 BUILDING: PITO PROPERTY IN THE OPEN  
 ADDRESS: 1650 W 2600 S  
 ADAMSVILLE, UT 84731  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1980  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5519.36  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217206°N 112.827543°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$181,400

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: PICNIC SHELTERS WITH BUILT-IN TABLE AND GRILL, CHALLENGE TRAIL FIXTURES, PICNIC TABLES, SITE LIGHTING, SITE FENCING, FLAGPOLES, SIGNAGE, AND TRASH CANS.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: 900A Animal Shelter  
 BUILDING: B001 Animal Shelter  
 ADDRESS: 980 W 2250 S  
 BEAVER, UT 84713  
 OCCUPANCY: ANIMAL FACILITY  
 FIRE PROTECTION AND SAFETY: SECURITY CAMERAS  
 FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: CONCRETE BLOCK - DECORATIVE

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: DRYWALL

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: AUTOMATIC DOOR OPENERS  
 BUILT-IN CABINETS & SHELVING  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 2011  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,040 / NO  
 ELEVATION (FT): 5861.22  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.239105°N 112.657503°W



**BUILDING**

ACTUAL CASH VALUE: \$127,200  
 REPLACEMENT COST NEW (RC): \$154,500  
 EXCLUSION AMOUNT: \$4,900  
 RC MINUS EXCLUSIONS: \$149,600  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$10,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$10,000

**BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY ANIMAL SHELTER. FEATURES INCLUDE: OFFICE, (15) KENNELS, GARAGE SPACE, RESTROOM, AND STORAGE SPACES.  
 CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, ANIMAL SUPPLIES, AND MISC STORAGE.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **900A** Animal Shelter  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: **980 W 2250 S**  
**BEAVER, UT 84713**  
 OCCUPANCY: **PROPERTY IN THE OPEN**  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 2011  
 ADDITIONS (YES-YR. OR NO): 2020  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5861.22  
 FLOOD ZONE: D  
 LATITUDE/LONGITUDE: 38.239106°N 112.657504°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$25,000

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SECURITY GATE, FUEL TANK, AND OUTDOOR KENNELS.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

**ENTITY:** BEAV Beaver County  
**SITE:** ADD01 Beaver Multipurpose Center  
**BUILDING:** ADD01 Multi Purpose Center  
**ADDRESS:** 85 N 400 E  
 BEAVER, UT 84713  
**OCCUPANCY:** HOSPITAL/CLINIC  
**FIRE PROTECTION AND SAFETY:** EMERGENCY LIGHTING  
 EXIT LIGHTING  
 SPRINKLER SYSTEM  
 FIRE EXTINGUISHERS

**SPRINKLERED (YES-% OR NO):** 100%

**FOUNDATION:** CONCRETE FOOTING  
 CONCRETE SLAB

**EXTERIOR WALLS:** BRICK ON MASONRY  
 BRICK ON STUD

**ROOFING:** SINGLE PLY MEMBRANE

**PARTITION WALLS:** DRYWALL ON STUD

**CEILING:** ACOUSTICAL TILE  
 DRYWALL

**BUILDING SERVICES:** ELECTRIC  
 HEATING - CENTRAL HOT WATER  
 HVAC - ROOFTOP PACKAGE UNITS  
 PLUMBING

**FLOORING:** CARPETING  
 CERAMIC TILE  
 VINYL - SHEET

**BUILDING FEATURES:** BUILT-IN CABINETS & SHELVING

**ISO CONSTRUCTION CLASS:** JOISTED MASONRY  
**FRAMING:** JOISTED MASONRY  
**DATE OF CONSTRUCTION:** 1965  
**ADDITIONS (YES-YR. OR NO):** 1970, 1985, 1986, 1999  
**RENOVATIONS (YES-YR OR NO):** 2012, 2016  
**NUMBER OF STORIES:** 1  
**GROSS/BASEMENT SF:** 26,372 / 3747  
**ELEVATION (FT):** 5959.65  
**FLOOD ZONE:** C  
  
**LATITUDE/LONGITUDE:** 38.274898°N 112.634465°W



**BUILDING**

**ACTUAL CASH VALUE:** \$1,377,900  
**REPLACEMENT COST NEW (RC):** \$3,573,400  
**EXCLUSION AMOUNT:** \$128,600  
**RC MINUS EXCLUSIONS:** \$3,444,800  
**PROPERTY IN THE OPEN:** \$0

**PERSONAL PROPERTY:**

**CONTENT VALUE:** \$32,000  
**EDP:** \$0  
**PERSONAL PROPERTY TOTAL:** \$32,000

**BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY MULTI-PURPOSE BUILDING WITH A FULL SPRINKLER SYSTEM AND A PARTIAL BASEMENT. PORTIONS OF THE BUILDING IS OCCUPIED BY THE CHILDREN'S JUSTICE CENTER, PRIVATE DENTIST, AND USU EXTENSION OFFICES, WHILE REMAINING PORTIONS OF BUILDING ARE VACANT. CONTENTS ARE OWNED/INSURED BY THE CJC AND USU EXTENSION OFFICE. VACANT PORTION OF THE BUILDING IS IN NEED OF RENOVATION.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **ADD01** Beaver Multipurpose Center  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: 85 N 400 E  
 BEAVER, UT 84713  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

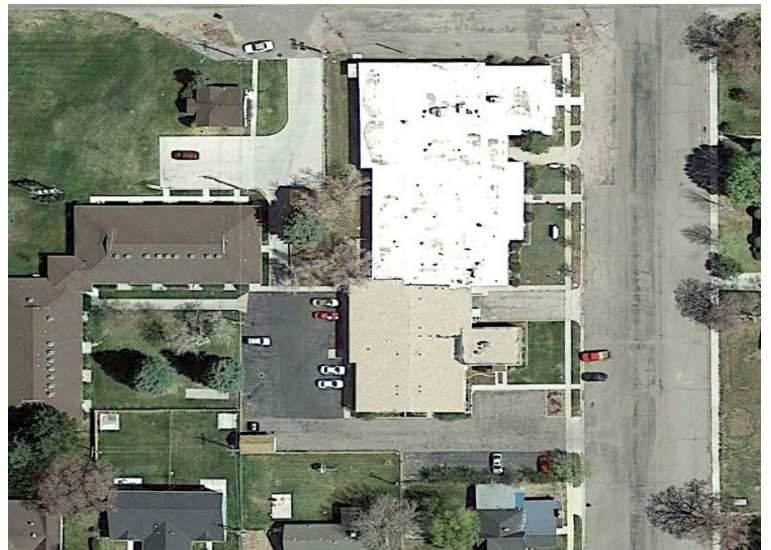
BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 2012  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5959.65  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.274899°N 112.634466°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$18,400

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE LIGHTING AND SIGNAGE.

ENTITY: BEAV Beaver County  
 SITE: ADD02 Gun Range  
 BUILDING: ADD01 Long Gun Building  
 ADDRESS: 1 BLAKE SMITH FARM RD  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB

EXTERIOR WALLS: CONCRETE -REINFORCED/POURED  
 VINYL SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: WOOD

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 2013  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 320 / NO  
 ELEVATION (FT): 5854.66  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.225457°N 112.666798°W



#### **BUILDING**

ACTUAL CASH VALUE: \$15,100  
 REPLACEMENT COST NEW (RC): \$17,900  
 EXCLUSION AMOUNT: \$300  
 RC MINUS EXCLUSIONS: \$17,600  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

#### **BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY SHOOTING STATION.

ENTITY: BEAV Beaver County  
 SITE: ADD02 Gun Range  
 BUILDING: ADD02 Control Building  
 ADDRESS: 1 BLAKE SMITH FARM RD  
 BEAVER, UT 84713  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB

EXTERIOR WALLS: CONCRETE -REINFORCED/POURED

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: WOOD

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 2013  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 144 / NO  
 ELEVATION (FT): 5877.95  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.225133°N 112.665312°W



#### **BUILDING**

ACTUAL CASH VALUE: \$9,000  
 REPLACEMENT COST NEW (RC): \$10,700  
 EXCLUSION AMOUNT: \$200  
 RC MINUS EXCLUSIONS: \$10,500  
 PROPERTY IN THE OPEN: \$0

#### **PERSONAL PROPERTY:**

CONTENT VALUE: \$2,500  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$2,500

#### **BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY GUN RANGE CONTROL BUILDING USED FOR STORAGE. CONTENTS INCLUDE: MISC STORAGE.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **ADD02** Gun Range  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: 1 BLAKE SMITH FARM RD  
 BEAVER, UT 84713  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 2013  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5877.95  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.225134°N 112.665313°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$42,400

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SECURITY GATE, AND AN OUTDOOR GRILL.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: ADD03 Road Shed Milford  
 BUILDING: ADD01 VEHICLE SHED  
 ADDRESS: 597 N HIGHWAY 257  
 MILFORD, UT 84751  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: METAL PANEL ON STUD/GIRT

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 1,716 / NO  
 ELEVATION (FT): 5007.22  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.404140°N 113.011238°W



**BUILDING**

ACTUAL CASH VALUE: \$40,100  
 REPLACEMENT COST NEW (RC): \$103,100  
 EXCLUSION AMOUNT: \$2,900  
 RC MINUS EXCLUSIONS: \$100,200  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

SINGLE STORY WOOD FRAMED VEHICLE STORAGE SHED WITH SMALL ENCLOSED STORAGE SPACE. NON INSURABLE CONTENTS WITHIN THE BUILDING AT THE TIME OF APPRAISAL.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: ADD03 Road Shed Milford  
 BUILDING: B001 Road Shed Milford (Main St)  
 ADDRESS: 597 N HIGHWAY 257  
 MILFORD, UT 84751  
 OCCUPANCY: PUBLIC WORKS BUILDING  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: CONCRETE BLOCK

ROOFING: METAL

PARTITION WALLS: DRYWALL ON STUD

CEILING: ACOUSTICAL TILE

BUILDING SERVICES: AIRCONDITIONING-UNIT  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 HEATING - UNIT  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: AUTOMATIC DOOR OPENERS  
 BUILT-IN LOCKERS  
 MEZZANINE  
 OVERHEAD/BAY DOORS  
 CRANE/HOIST - CEILING MTD

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 3,240 / NO  
 ELEVATION (FT): 5016.40  
 FLOOD ZONE: C  
 LATITUDE/LONGITUDE: 38.403922°N 113.010373°W



**BUILDING**

ACTUAL CASH VALUE: \$159,800  
 REPLACEMENT COST NEW (RC): \$412,900  
 EXCLUSION AMOUNT: \$13,400  
 RC MINUS EXCLUSIONS: \$399,500  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$7,800  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$7,800

**BUILDING NOTES:**

SINGLE STORY JOISTED MASONRY ROAD DEPARTMENT BUILDING RECENTLY ACQUIRED BY BEAVER COUNTY. FEATURES INCLUDE: OFFICES, AUTOMOTIVE BAYS, (1) 4-TON MONORAIL HOIST, STORAGE MEZZANINE, AND STORAGE SPACES. CONTENTS INCLUDE: (1) 7.5HP AIR COMPRESSOR. MAJORITY OF BUILDING WAS VACANT AT THE TIME OF APPRAISAL.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **ADD03** Road Shed Milford  
 BUILDING: **PITO** PROPERTY IN THE OPEN  
 ADDRESS: 597 N HIGHWAY 257  
 MILFORD, UT 84751  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 ELEVATION (FT): 5016.40  
 FLOOD ZONE: C

LATITUDE/LONGITUDE: 38.403923°N 113.010374°W



**BUILDING**

ACTUAL CASH VALUE: \$0  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$44,300

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:**

PROPERTY IN THE OPEN INCLUDES: SITE FENCING, SECURITY GATE, AND SAFETY BOLLARDS.

**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: **BEAV** Beaver County  
 SITE: **ADD04** Minersville Reservoir Cabins  
 BUILDING: **ADD01** CABIN #1  
 ADDRESS: 1650 W 2600 S  
 MILFORD, UT 84751  
 OCCUPANCY: SHELTERS - ENCLOSED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: COVERED ENTRANCE WAY

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 192 / NO  
 ELEVATION (FT): 5545.60  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.217983°N 112.829303°W



**BUILDING**

ACTUAL CASH VALUE:	\$11,300
REPLACEMENT COST NEW (RC):	\$11,300
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$11,300
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:**  
 WOOD FRAMED CABIN WITH A COVERED ENTRANCE WAY.

# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: ADD04 Minersville Reservoir Cabins  
 BUILDING: ADD02 CABIN #2  
 ADDRESS: 1650 W 2600 S  
 MINERSVILLE, UT 84751  
 OCCUPANCY: SHELTERS - ENCLOSED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: COVERED ENTRANCE WAY

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 192 / NO  
 ELEVATION (FT): 5545.60  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218027°N 112.829248°W



#### BUILDING

ACTUAL CASH VALUE: \$11,300  
 REPLACEMENT COST NEW (RC): \$11,300  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$11,300  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

#### BUILDING NOTES:

WOOD FRAMED CABIN WITH A COVERED ENTRANCE WAY.



**HCA Asset Management, LLC**  
**Utah Counties Indemnity Pool 2021**  
**Insurance Detail Report**

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: ADD04 Minersville Reservoir Cabins  
 BUILDING: ADD03 CABIN #3  
 ADDRESS: 1650 W 2600 S  
 MILFORD, UT 84751  
 OCCUPANCY: SHELTERS - ENCLOSED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: COVERED ENTRANCE WAY

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 192 / NO  
 ELEVATION (FT): 5545.60  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218027°N 112.829249°W



**BUILDING**

ACTUAL CASH VALUE:	\$11,300
REPLACEMENT COST NEW (RC):	\$11,300
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$11,300
PROPERTY IN THE OPEN:	\$0

**PERSONAL PROPERTY:**

CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:**  
 WOOD FRAMED CABIN WITH A COVERED ENTRANCE WAY.



# HCA Asset Management, LLC

## Utah Counties Indemnity Pool 2021

### Insurance Detail Report

As of date: 3/10/2021

ENTITY: BEAV Beaver County  
 SITE: ADD04 Minersville Reservoir Cabins  
 BUILDING: ADD04 CABIN #4  
 ADDRESS: 1650 W 2600 S  
 MILFORD, UT 84751  
 OCCUPANCY: SHELTERS - ENCLOSED  
 FIRE PROTECTION AND SAFETY: NONE

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: RAISED WOOD

EXTERIOR WALLS: WOOD SIDING

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: COVERED ENTRANCE WAY

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2021  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 192 / NO  
 ELEVATION (FT): 5545.60  
 FLOOD ZONE: D

LATITUDE/LONGITUDE: 38.218027°N 112.829250°W



#### BUILDING

ACTUAL CASH VALUE: \$11,300  
 REPLACEMENT COST NEW (RC): \$11,300  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$11,300  
 PROPERTY IN THE OPEN: \$0

#### PERSONAL PROPERTY:

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

#### BUILDING NOTES:

WOOD FRAMED CABIN WITH A COVERED ENTRANCE WAY.